

Advances &amp; Asset Planning

Ref: JKB/CHQ/A&amp;AP/2016-352.

*forwarded to  
B.U for  
record  
Re***J&K Bank**  
Celebrating 75 years of ServiceBranch Head,  
BU: Rajindra Place, Delhi.May 10<sup>th</sup>, 2016.**Subject: Herman Properties Private Limited.**

Sir,

This has reference to your proposal regarding the captioned company, forwarded by Zonal Office North (Gurgaon), under their office note dated 14.01.2016, along with various subsequent correspondences.

In this regard and as recommended, sanction is hereby accorded for a fresh Corporate Term Loan facility of Rs. 15.00 crores in favour of Herman Properties Private Limited, against the following terms and conditions:

Facility	Corporate Term loan Facility
Amount	Rs. 15.00 crores (Rupees Fifteen Crores only)
Purpose	For meeting mismatch in cash flows of ongoing projects of the company.
Door to Door Tenor	48 months, i.e. 4 years (including moratorium period)
Moratorium Period	6 months, starting from the date of first disbursement.
Rate of Interest	One Year MCLR + Credit Risk Premium of 400 bps and Business Strategy Component of 50 bps (present effective 13.95% p.a.). The interest per annum means interest for 365 days irrespective of leap year.
Processing Charges	1.00% of the loan amount sanctioned + taxes. To be recovered upfront.
Disbursement	Direct to the company as per it's request for improvement of it's cash flows/liquidity.
Repayment	Principal amount of the term loan facility to be repaid in 14 quarterly installments of Rs. 1.07 crores each, after expiry of moratorium period of 06 months.  Interest during the moratorium and repayment period to be serviced by the company as & when applied in the account, on a monthly basis.
Prepayment Charge	1.00% on the outstanding in respect of loan shifted to other banks.
Securities	<ul style="list-style-type: none"> <li>Assignment of future receivables from Company's Ambala &amp; Meerut projects.</li> <li>Extension of charge over vacant land measuring 28.89 Sq. Acres</li> </ul>

*015-2481930  
10/5/16*



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	<p>(231K 2M) Waka Village Ranwala, Tehsil &amp; District Ambala owned by Herman Properties Pvt. Ltd. and valued at Rs. 7222.50 lacs (distress value of Rs. 5800.00 lacs) as per valuation report dated 24.11.2015 of M/s S. Sourab &amp; Associates. Out of 231K 5M , 52K located at Village Rawala stands already mortgaged to the bank against bank guarantee limit of Rs. 11.93 crores sanctioned in favour of the company.</p> <ul style="list-style-type: none"> <li>• Extension of charge on vacant land measuring 69 Kanals 4 Marlas (8.65 Sq. Acres) situated at Waka village Beed Pipli, Thanesar, Dist Kurukshetra, Haryana, standing in the name of the company and valued at Rs. 1730.00 lacs (distress sale value of Rs. 1384.00 lacs) as per valuation report dated 21.11.2015 of M/s S. Sourab &amp; Associates.</li> <li>• Equitable mortgage of residential cum commercial land along with buildings to be constructed there upon situated at Khasra No. 626, 628, Khata/Khatouni No. 00733 Meerut-Bhagpat Road, Village Maliyana, Pargana, Tehsil &amp; District, Meerut, UP. The property stands in the name of M/s Herman Properties Ltd and has been valued at Rs. 4053.74 lacs (distress sale value of Rs. 2432.24 lacs) as per valuation report dated 04.02.2015 of M/s HSBD Techsev Pvt. Ltd. (approved valuer of the Bank).</li> <li>• Personal guarantee of all the directors of the company, namely: <ul style="list-style-type: none"> <li>○ Mr. Kulvinder Pal Singh Kukreja S/o: Mr. Kuldip Singh Kukreja R/o: 24/75 West Punjabi Bagh, New Delhi-26 ENW: Rs. 21.14 crores as per CR dated 27.12.15.</li> <li>○ Mr. Jasvinder Pal Singh Kukreja S/o: Mr. Kuldip Singh Kukreja R/o: 24/75 West Punjabi Bagh, New Delhi-26 ENW: Rs. 21.32 crores as per CR dated 27.12.15.</li> </ul> </li> </ul>
<b>Escrow Account</b>	Company to open an Escrow account with the BU in which all the future receivables of the company from it's Ambala and Meerut Projects will be collected. Bank will have first charge over the amount collected towards repayment of term loan instalment & interest, and balance amount will be paid to the company, provided there are no overdue in the account.
<b>Penal Interest</b>	Default interest 2% shall be charged in the event of : <ul style="list-style-type: none"> <li>• Delay of more than 15 days in servicing of monthly interest from the due date.</li> <li>• Delay of more than 15 days in repayment of quarterly installment of principal from the due date.</li> </ul>
<b>Insurance</b>	All the stocks, movable, immovable and other assets charged to the